



MBE / WBE SOLICITATION NOTICE

Lauth Property Group, LLC is soliciting interest from MBE and WBE certified organizations within the construction industry to become pre-qualified for the following project:

FRENCH LICK SPRINGS RESORT & CASINO

All interested contractors, suppliers, and vendors must make their interest known by submitting the attached Pre-Qualification Form in order to be notified of bidding opportunities.

Bids will be received from contractors holding a current State of Indiana Letter of Certification as a Minority and/or Women's Business Enterprise.

All contractors, including those certified as MBE/WBE, must complete the attached Pre-Qualification form in order to be included in the bidder's list and notified of confirmed bid dates.

All bids will be opened in private.

Copies of the detailed Instructions to Bidders and Drawings and/or Specifications may be viewed and obtained through Lauth's web-based PROJECT LINK. Instructions on how to log-in to the system is attached to this notice.

Attached documents include the following:

Bidding Requirements – This document outlines general bidding procedures for this project.

MBE/WBE Participation – This document outlines the participation requirement for all bidders.

Bidders Prequalification Form – This document is required for all subcontractors wishing to bid.

Insurance Requirements – This document is provided for informational purposes only.

Attachment E2 – This document is provided for informational purposes only.

Vendors Information Form – This document is required for all vendors wishing to provide goods.

ProjectLink Letter – This document is provided for informational purposes only.



BIDDING REQUIREMENTS

Bidding Procedures

The following is a list of bidding procedures for all Blue Sky Resort and Casino projects located in French Lick, Indiana.

1. All interested bidders must fully complete and submit a Prequalification Form.
2. Prequalified bidders will be put on the current bidders list.
3. Bidders will be notified of upcoming bids and date of **mandatory** pre-bid meeting.
4. A **mandatory** pre-bid meeting will be conducted when bid packages are released. All bidders in attendance will be given a copy of all bid documents. Representatives from Lauth will be available to review the scope of the work and answer any questions regarding the bid package, project information, and bidding procedures.
5. Bids can be either faxed or mailed to Lauth Construction.
6. Any addendums will be sent to all attendees of the **mandatory** pre-bid meeting.
7. Bid awards will be made 5 to 10 days after the bids have been submitted.
8. Contracts will be based on the lowest qualified bid.

Contact Persons

Sitework / Parking Deck	Saul Garcia
Blue Sky Casino	Rick Legner
Event Center	Matt Johnson / Ryan Page
French Lick Springs Hotel	Jon Pritchett
Project Link Assistance	Emily Johnson
Bidding Assistance	Jamie Collins

Jobsite Phone: (812) 936-3600

Jobsite Fax: (812) 936-3615

Jobsite Address: 1 South Monon Street, French Lick, Indiana 47432

Pre-Qualification

All bidders are required to submit a completed Pre-Qualification form in order to be considered eligible for bid solicitations. Pre-Qualification Forms are attached to this document. SUBMIT ALL PRE-QUALIFICATION FORMS TO JAMIE COLLINS.

Insurance Requirements

All subcontractors who are awarded contracts are required to submit a Certificate of Insurance with the coverage indicated on the attached checklist. All questions concerning insurance requirements must be submitted in writing to Debra Thompson; dthompson@lauth.net or fax to (317) 564-3176.



BIDDING REQUIREMENTS

MBE / WBE requirements.

All subcontractors are expected to demonstrate good faith efforts to adhere to MBE/WBE standards and goals as set forth by the State of Indiana. Lauth Construction has established a goal of 10% MBE and 5% WBE for all subcontracts.

Orange County Labor Requirements

All subcontractors are required to exercise commercially reasonable efforts to utilize labor pools from within Orange County first and the State of Indiana second for any additional labor that may be needed to complete all work as outlined in the Contract Documents. Lauth Construction will provide resources to assist Subcontractor to adhere to these requirements as outlined in the Contract Documents.

Joint Ventures

Subcontractors are encouraged to form Joint Ventures in order to make their bids more competitive and help ensure successful completions of the various bids and fast track schedule process.

Safety

All subcontractors must provide Lauth Construction with a site specific safety plan. Hard hats will be worn on all Lauth Construction projects. All on-site construction workers will be required to wear an identification badge at all times.

Parking

All workers will park in designated areas only. Subcontractors will need to coordinate with the Lauth Superintendent any job vehicles and equipment needed at building pad locations. All personal vehicles will remain at the designated parking areas.



MBE / WBE Participation

1. Adhere to Indiana Administration Code
 - a. IC 4-33-14
 - i. 10%MBE
 - ii. 5% WBE
 - iii. Inclusive of all trades, professional disciplines & suppliers
2. Proactive Approach
 - a. Lauth & Cook are an equal opportunity employer; and as such, expects each subcontractor/trade contractor to take an active role in fulfilling his or her obligations. We have established a MBE / WBE participation goal at the onset of the project and are requiring that all bidders incorporate into their proposal a plan for fulfilling the established MBE / WBE participation goal.
3. In order to insure success in attaining the MBE/WBE participation goal, all subcontractors will utilize the following procedures.
 - a. Contact minority business that can be expected to submit a quote and make the construction plans, specifications and requirements available for review by prospective MBE / WBE business a minimum of 15 days before proposals are due.
 - b. Break down or combine elements of work into economically feasible units to facilitate MBE / WBE Participation
 - c. Work with minority trade, community and contractor organizations to provide assistance in the recruitment of MBE / WBE participation.
 - d. Provide assistance in getting required bonding or insurance or provide alternatives to bonding or insurance for subcontractors
 - e. Negotiate in good faith with interested MBE / WBE businesses and not reject them as unqualified without sound reasons based on their capabilities.
 - f. Provide Assistance to an otherwise qualified minority business in need of equipment or joint pay agreements to secure supplies.
 - g. Negotiate joint venture and partnership arrangements with minority business in order to increase opportunities for MBE / WBE participation
 - h. Provide quick pay agreements and policies to enable MBE / WBE contractors and suppliers to meet cash flow demands.
4. Additional information including a complete state-wide list of certified contractors, and instructions on how to become certified can be obtained through the State of Indiana Department of Administration website:
 - a. <http://www.in.gov/idoa/minority/>



BIDDERS PREQUALIFICATION FORM

(Please print or type)

Date: _____

Company (Legal Name) _____

Address _____

City _____ State _____ ZIP Code _____

Contact/Title _____ Phone _____ Fax _____

Parent Company Headquarters Location (If applicable) _____

Business Organized as (indicate which): Corporation () Partnership () Proprietorship ()

Areas

Geographic regions served by this office:

States: _____

Regions: _____

Projects

Please list work expected to be and now under contract

<u>Job and Location</u>	<u>Owner</u>	<u>Contract Amount</u>	<u>Expected Date Completed</u>
-------------------------	--------------	------------------------	--------------------------------

1. _____

2. _____

3. _____

4. _____

Major Projects completed during the last two years (list no more than six)

<u>Job and Location</u>	<u>Owner</u>	<u>Contract Amount</u>	<u>Date Completed</u>
-------------------------	--------------	------------------------	-----------------------

1. _____

2. _____

3. _____

4. _____

5. _____

6. _____

Revenue

Note: Attach a complete copy of your last two years of audited financial statements (income statement and balance sheet).

If audited statements are over one year old, also include unaudited statements current to/within the past twelve months.

This information must be included.

Bank Reference: _____

Contact Person: _____ Phone Number: _____

General

Does your current Insurance meet the Lauth Construction LLC., requirements? Yes ☐ No ☐

If No, explain _____

Have you ever been involved in a lawsuit? Yes ☐ No ☐

If so please provide a list of all lawsuits where you were a party (either Plaintiff or Defendant) in the last five (5) years. (Please describe each matter and its resolution or current status).

Has the Company filed for bankruptcy or had an involuntary petition for bankruptcy filed against the Company or its affiliates or has the Company otherwise sought relief from creditors under any similar lawsuits? Yes ☐ No ☐

(If yes, please explain when this occurred and under what circumstances).

Bonding Company: _____

Contact Person: _____

Total Bond Capacity: _____ Bond Capacity currently available: _____

Number of employees (full-time) excluding field work force: _____

Size of Manufacturing Plant (if applicable): _____

Union: YES ☐ NO ☐

Minority Business: MBE ☐ WBE ☐ OTHER _____

NOTE: Attach copy of current certification indicating expiration date.

Subcontractor agrees to the Lauth Standard Agreement Form. Yes ☐ No ☐

List work normally performed by your own employees, rather than being subcontracted.

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____

List work normally sub-contracted.

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____

Name (Typed) _____ Signature _____

Title _____ Date _____

The following is Lauth Construction, LLC's subcontractor's insurance requirements.

1. There will be no exceptions to coverage limits or required endorsements.
2. All certificates must be issued on an ISO Accord Form and include required endorsements
3. No subcontractor shall commence any work without approved insurance on file.

GENERAL LIABILITY

Policy must be a minimum of \$2,000,000 per occurrence and general aggregate for primary and \$3,000,000 including Excess/Umbrella Policy.

- Policy must on an occurrence basis and occurrence box to be checked on certificate
- The Aggregate must apply per project and be check on certificate
- the policy period must be current

AUTOMOBILE

Policy must be a minimum of \$1,000,000 for Each Accident/Combined Single Limit

- Policy must include coverage for “Any Auto, Hired Autos, and Non-Owned Autos” these boxes must be checked on the certificate.
- the policy period must be current

EXCESS LIABILITY

The policy must be a minimum of \$1,000,000.00

- Policy must be on an occurrence basis with a “Deductible/Retention” less than or equal to \$10,000
- The policy period must be current

WORKERS COMPENSATION

The policy must include a minimum of the following: Policy Limit (or State Statutory Limits)

\$100,000 = E.L. Accident

\$100,000 = E.L. Disease - ea. Employee,

\$500,000 = E.L. Disease

- Policy period must be current
- the “WC Statutory Limits” box must be checked

SPECIAL ITEMS/ADDENDUM

Certificate holder must be: Lauth Construction, LLC 401 Pennsylvania Parkway, Indianapolis, IN 46280

The following companies must be added as additional insured:

- CFC, Inc.
 - CGA Enterprises Indiana, LLC
 - Lauth Construction, LLC
 - Lauth Resorts and Casino, LLC
 - Lauth Group, Inc.
 - Orange County Holdings, Inc.
 - Blue Sky Resorts, LLC
 - French Lick Resorts & Casino, LLC
 - French Lick Resorts & Casino Corp.
 - French Lick Real Estate Holdings, LLC
 - Blue Sky Casino Properties, LLC
 - Blue Sky Casino, LLC
 - FL Resort Operations, LLC
 - Blue Sky Casino Management, LLC
 - WB Acquisitions, LLC
 - West Baden Resort Operations, LLC
 - BMC-The Benchmark Management Company
 - Benchmark Hospitality, Inc.
 - Benchmark Hospitality of Indiana, Inc.
- Project Name and Number must be referenced
 - A 30 day Notice of Cancellation must be included
 - Primary and Non-Contributing wording must be included and endorsement attached if required

ADDENDUM TO CERTIFICATE OF INSURANCE ISSUED (ATTACHMENT E2)

This form must be executed by the insurance agent and returned with the certificate of insurance.

- Insurance Company (underwriter) must be specified
- Insurance Agency must be specified
- Authorized Insurance Agent's signature must be present
- Date certificate was issued must be specified
- the appropriate states verifying Workers Compensation coverage must be identified

The following is CFC Construction, LLC’s subcontractor’s insurance requirements.

- 1. There will be no exceptions to coverage limits or required endorsements.
- 2. All certificates must be issued on an ISO Accord Form and include required endorsements
- 3. No subcontractor shall commence any work without approved insurance on file.

GENERAL LIABILITY

Policy must be a minimum of \$1,000,000 per occurrence and general aggregate for primary and \$10,000,000 including Excess/Umbrella Policy.

- Policy must on an occurrence basis and occurrence box to be checked on certificate
- The Aggregate must apply per project and be check on certificate
- the policy period must be current

AUTOMOBILE

Policy must be a minimum of \$1,000,000 for Each Accident/Combined Single Limit

- Policy must include coverage for “Any Auto, Hired Autos, and Non-Owned Autos” these boxes must be checked on the certificate.
- the policy period must be current

EXCESS LIABILITY

The policy must be a minimum of \$9,000,000.00

- Policy must be on an occurrence basis with a “Deductible/Retention” less than or equal to \$10,000
- The policy period must be current

WORKERS COMPENSATION

The policy must include a minimum of the following: Policy Limit (or State Statutory Limits)

\$100,000 = E.L. Accident
\$100,000 = E.L. Disease - ea. Employee,
\$500,000 = E.L. Disease

- Policy period must be current
- the “WC Statutory Limits” box must be checked

SPECIAL ITEMS/ADDENDUM

Certificate holder must be: CFC Construction, LLC 401 Pennsylvania Parkway, Indianapolis, IN 46280
The following companies must be added as additional insured:

- CFC, Inc.
- CGA Enterprises Indiana, LLC
- Lauth Construction, LLC
- Lauth Resorts and Casino, LLC
- Lauth Group, Inc.
- Orange County Holdings, Inc.
- Blue Sky Resorts, LLC
- French Lick Resorts & Casino, LLC
- French Lick Resorts & Casino Corp.
- French Lick Real Estate Holdings, LLC
- Blue Sky Casino Properties, LLC
- Blue Sky Casino, LLC
- FL Resort Operations, LLC
- Blue Sky Casino Management, LLC
- WB Acquisitions, LLC
- West Baden Resort Operations, LLC
- BMC-The Benchmark Management Company
- Benchmark Hospitality, Inc.
- Benchmark Hospitality of Indiana, Inc.

- Project Name and Number must be referenced
- A 30 day Notice of Cancellation must be included
- Primary and Non-Contributing wording must be included and endorsement attached if required

ADDENDUM TO CERTIFICATE OF INSURANCE ISSUED (ATTACHMENT E2)

This form must be executed by the insurance agent and returned with the certificate of insurance.

- Insurance Company (underwriter) must be specified
- Insurance Agency must be specified
- Authorized Insurance Agent’s signature must be present
- Date certificate was issued must be specified
- the appropriate states verifying Workers Compensation coverage must be identified

ATTACHMENT E2
ADDENDUM TO CERTIFICATE OF INSURANCE ISSUED TO
CFC CONSTRUCTION, LLC
PROVIDED BY
CFC Construction, LLC
PROJECT: -

***SAMPLE-DO NOT USE
FOR INFORMATION PURPOSES ONLY
ACTUAL FORM WILL BE INCLUDED IN CONTRACT***

THE FOLLOWING ENDORSEMENTS HAVE BEEN ADDED TO THE RESPECTIVE POLICIES AS FOLLOWS:

- 1. GENERAL LIABILITY POLICY HAS BEEN ENDORSED TO INCLUDE PER PROJECT GENERAL AGGREGATE.
- 2. GENERAL LIABILITY AND AUTO LIABILITY POLICIES HAVE BEEN ENDORSED TO PROVIDE A 30 DAY NOTICE OF CANCELLATION IN FAVOR OF CFC CONSTRUCTION, LLC.
- 3. GENERAL LIABILITY AND AUTO LIABILITY POLICIES HAVE BEEN ENDORSED TO PROVIDE PRIMARY AND NON-CONTRIBUTING COVERAGE AS PER THE TERMS AND CONDITIONS OF THE ENDORSEMENT.
- 4. WORKER’S COMPENSATION INSURANCE EVIDENCED BY THIS CERTIFICATE IS VALID IN THE STATE(S) OF_____.

INSURANCE COMPANY

INSURANCE AGENCY

AUTHORIZED INSURANCE AGENT SIGNATURE

DATE CERTIFICATE ISSUED



Lauth Property Group Office Use Only

Approval Date: _____

VENDORS INFORMATION FORM

(Please print or type)

Date: _____

Company (Legal Name) _____

Address _____

City _____ State _____ ZIP Code _____

Contact/Title _____ Phone _____ Fax _____

Parent Company Headquarters Location (If applicable) _____

Business Organized as (indicate which): Corporation () Partnership () Proprietorship ()

Minority Business: MBE ☐ WBE ☐ OTHER _____

NOTE: Attach copy of current certification indicating expiration date.

Areas

Geographic regions served by this office:

States: _____

Regions: _____

Products

Please list products and/or services provided by your company:

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____
7. _____
8. _____

References

Please list contractors and/or projects that you have done business with in the past two years:

1. _____
2. _____
3. _____
4. _____



September 2, 2005

Welcome to ProjectLinkSM

At the request of Matt Childress, you have been added as a User on the French Lick Projects ProjectLinkSM site, Lauth Property Group's user friendly and menu driven project management internet-based information system.

Your username and password are listed below:

Username: French Lick
Password: 7797 (case sensitive)

To access ProjectLinkSM use the attached link: <http://projectlink.lauth.net> or logon to Lauth Property Group's website: www.lauth.net - click on the Lauth Logo and *Client Access* (upper left corner of the screen).

1. Logon ProjectLinkSM by using the above Username and Password:
2. Click on the Project Name underneath Current Projects.
3. Click on "Enter Project Menu" in the right corner of the screen across from Project Summary. This screen will have a list of all the accessible folders for your project. Choose the folder and file you wish to access.
4. Move back and forth within the system by clicking any location on the "You are here:" line.
5. If you can not read the images or documents, Acrobat Reader 5.1 can be downloaded to your computer by clicking on the link provided at the bottom of the Project Menu page.

To Print From ProjectLinkSM

Select Project Menu and Right Click on the Green Document Name. Left Click on "Save Target As". A dialog box will pop up for you to choose the location you want to save your document such as (your hard drive or to a disc). You will be prompted to name the document. Once saved, you can email the document which is in PDF form or take your disc to an office supply/printer such as Kinko's and print the documents to the size you need.

Please review your contact information in the Project Directory and verify your profile is correct. If you want your password changed or have corrections to your profile, please e-mail your request to ProjectLink@lauth.net. For log in and technical questions please call Teresa Donsbach at 317-575-3077 or Debra Thompson at 317-575-3176. For all other project related questions please do not hesitate to call me.

Thank you.

Matthew Childress
Director, Construction Operations
Lauth Construction, LLC
(317)575-3187
Direct Fax: (317)564-3187
Corporate Fax (317)848-6511
email <mailto:mchildress@lauth.net>